

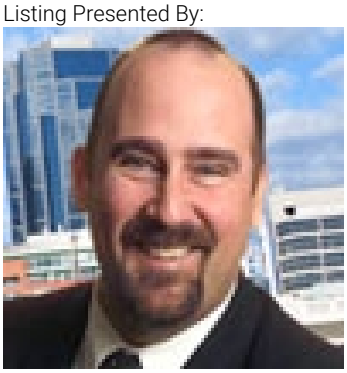
9 Westridge Way Okotoks Alberta

$750,000

Welcome to this beautifully upgraded, fully finished home in the sought-after community of Westridge, offering over 3216 sq. ft. of thoughtfully designed livable space. Blending modern comfort, upscale finishes, and impressive energy efficiency, this home delivers the perfect balance of lifestyle and long-term value.A standout feature is the professionally installed 28-panel solar system, providing approximately 70% savings on electricity costs and the potential for seasonal summer credits. Extensive upgrades completed in 2025 include approximately $38,000 in new windows and custom triple-panel sliding patio doors, a new furnace, hot water tank, humidifier, water softener, central A/C, upgraded R50 attic insulation, AeroSeal duct sealing, professionally tinted windows, and Dynasty Class 3 impact-resistant shingles. Every detail has been considered to enhance comfort, efficiency, and peace of mind.Inside, the bright, open-concept main floor features 9-foot ceilings and engineered hardwood flooring installed in 2024. The inviting living room centres around a gas fireplace with a rich wood mantle, while the formal dining area offers the flexibility to serve as a stylish home office. The beautifully appointed kitchen combines functionality and style, featuring a gas stove with dual-door oven, (2024) Bosch microwave, and Bosch dishwasher, all complemented by custom remote-controlled blinds across the rear of the home.Upstairs, newer carpeting leads to three generous bedrooms, a convenient laundry room, and a spacious bonus room with vaulted ceilings, ideal for family movie nights, relaxing, or additional living space. The impressive primary suite is filled with natural light throughout and offers a private retreat complete with dual vanities, a dedicated makeup station, a soaker tub, separate walk-in shower, and a walk-in closet with multi-tier storage.The fully finishe...

4pc Bathroom 9.08 Ft x 7.33 Ft
Family room 13.75 Ft x 11.67 Ft
Recreational, Games room 14.67 Ft x 12.00 Ft
Bedroom 12.42 Ft x 10.17 Ft
Other 9.58 Ft x 7.00 Ft
Dining room 16.00 Ft x 11.08 Ft
Other 5.17 Ft x 5.00 Ft
2pc Bathroom 4.83 Ft x 4.83 Ft
Primary Bedroom 15.33 Ft x 12.00 Ft
Bedroom 12.17 Ft x 9.50 Ft
Bedroom 13.50 Ft x 9.50 Ft
Bonus Room 19.00 Ft x 13.50 Ft

Listing Presented By:



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Living room 5.33 Ft x 13.42 Ft

Breakfast 13.42 Ft x 11.50 Ft

Kitchen 12.75 Ft x 12.75 Ft

Laundry room 8.25 Ft x 5.67 Ft

5pc Bathroom 13.00 Ft x 12.08 Ft

4pc Bathroom 8.25 Ft x 5.00 Ft